

City of SeaTac

Council Study Session Minutes Synopsis

September 8, 2015
4:30PM

City Hall
Council Chambers

CALL TO ORDER: The SeaTac City Council Study Session (CSS) was called to order by Mayor Mia Gregerson at 4:30 p.m.

COUNCIL PRESENT: Mayor Mia Gregerson, Deputy Mayor (DM) Anthony (Tony) Anderson, Councilmembers (CMs) Barry Ladenburg (*arrived at 4:39 p.m.*), Kathryn Campbell, Terry Anderson, Dave Bush, and Pam Fernald.

STAFF PRESENT: City Manager Todd Cutts, City Attorney Mary Mirante Bartolo, City Clerk Kristina Gregg, Assistant City Manager (ACM) Gwen Voelpel, Judge Elizabeth Cordi-Bejarano, Court Administrator Gail Cannon, Judicial Support Specialist Annie Shelton, Public Works (PW) Director Tom Gut, PW Maintenance Supervisor Sean Clark, Planning Manager Steve Pilcher, Code Compliance Program Coordinator Heidi Skinner, and Deputy Fire Chief Brian Wiwel.

PUBLIC COMMENTS: There were no public comments.

PRESENTATIONS - INFORMATION ONLY:

Introduction of new City Employee: Judicial Support Specialist Annie Shelton

City Manager Cutts introduced Ms. Shelton.

AGENDA BILLS:

Agenda Bill #4059; A Motion authorizing the City Manager to enter into a lease agreement at the SeaTac Center with the Teklehaymanot Ethiopian Orthodox Tewahido Church

Summary: Pabla Punjabi Palace vacated Suite 205 in May 2015 due to the consolidation of both the restaurant and banquet functions into Suite 201. The church will occupy 4,232 square feet. Minor improvements are being requested by the prospective tenant that include painting, cleaning and some patching to the flooring. The current kitchen area that served the Pabla Punjabi Palace will be demised from Suite 201 at the restaurant's sole expense. The lease does not include the option to extend beyond the 23-month lease period. It also contains an escape clause in the event that the City pursues the redevelopment of the property prior to the expiration of the lease term and provides notice by April 30, 2017.

The total rent revenue generated by the 23-month lease is \$81,098. Triple-net reimbursements for taxes, insurance and common area maintenance total approximately \$69,000. Total gross revenue over the 23-month lease -- including triple net charges -- totals approximately \$150,098. The 4% leasing commission to the Andover Company is approximately \$3,240 which results in net income to the City of approximately \$146,858.

ED Manager Robinson reviewed the agenda bill summary.

Upon a question posed about parking, Mr. Robinson stated that he does not foresee any parking issues.

Council consensus: Refer to the 09/22/15 RCM Consent Agenda

Agenda Bill #4082; An Ordinance amending certain Sections of SeaTac Municipal Code (SMC) Chapters 7.15 and 7.25 regarding property maintenance standards and junk vehicles

Summary: One of the City Council's adopted goals is for an increased emphasis on code compliance throughout the city. In response to that goal, City staff developed a Code Compliance "Road Map," which was presented at the Council's retreat on June 29, 2015. One of the six initiatives is to "evaluate and present municipal code revisions." The proposed ordinances are the first product developed through that initiative. The proposed amendments to Chapter 7.15, Property Maintenance and 7.25, Junk Vehicles - Vehicle Storage, will provide Code Compliance staff with more effective regulatory tools for addressing the variety of received complaints. Both of these proposed amendments have been reviewed by the Code Compliance Core Team; the Code Compliance Executive Team; the City Council's Code Compliance Working Group; and the City Planning Commission (PC), which endorsed the proposals.

Planning Manager Pilcher reviewed the agenda bill summary and detailed the proposed changes.

CM Ladenburg arrived at this point in the meeting.

Council discussion ensued regarding the proposed changes. Council had concern with some of the verbiage.

Council also questioned the definition of public nuisance and storage.

Mr. Pilcher stated that violators are given three weeks to comply and extenuating circumstances are considered. A \$100 citation each day can be issued if needed.

AGENDA BILLS (CONTINUED):

Agenda Bill #4082 (continued): CM Cutts stated that staff understands the Council and residents concerns and are listening. This is the first part of code amendments related to code compliance.

Council consensus: Refer to the 09/22/15 RCM Action Item

Agenda Bill #4083; An Ordinance amending certain Sections of the Subdivision Code, SeaTac Municipal Code (SMC) Title 14

Summary: In 2002, State law changed to allow cities and counties planning under the Growth Management Act (GMA) to increase the number of lots allowed within a short plat to as many as nine (9) lots. Prior to that change, there could be no more than four (4) lots in a short plat. The City of SeaTac Subdivision Code (Title 14 SMC) still limits a short plat to no more than four lots. In 2014, the SMC was amended to exempt from SEPA (environmental) review “the construction or location of nine (9) detached single-family residential units.” This action meant that should the City choose to increase the number of lots allowed within a short plat to the maximum of nine, short plats would remain categorically exempt from environmental review. Earlier this year, the Mayor and staff were contacted by the King County (KC) Master Builders Association (MBA), urging the city to increase the number of lots allowed within a short plat to a maximum of nine. They provided information documenting that numerous KC jurisdictions that have already done so.

The current proposal to increase the number of lots allowed within a short plat is consistent with that action. Numerous changes throughout Title 14 are necessary to affect this change. The proposed amendment also includes some minor changes regarding bonding requirements to ease impacts of short plat developers. Increasing the allowable number of lots within a short plat would result in the following benefits: (1) lower application fees for applicants for proposed divisions of land from 5 - 9 lots; (2) quicker processing times; (3) no public hearing (PH) requirement, saving time for both staff and applicants; (4) no SEPA process required, saving more time and fees; and (5) increasing the number of lots allowed in short plats could stimulate more infill development. The PC conducted a PH on the proposed amendments on August 4, 2015 and voted to recommend approval by the City Council.

Planning Manager Pilcher reviewed the agenda bill summary.

Discussion ensued regarding the proposed changes.

Council consensus: Refer to the 09/22/15 RCM Consent Agenda

PRESENTATIONS - INFORMATION ONLY:

Quarterly Public Safety Statistics

Deputy Fire Chief Wiwel provided statistics for April – June 2015 noting increased responses in Fire calls and rescue and EMS incidents.

He reviewed the 4th of July response by station: 50% Station 45, 32% Station 46, and 18% Station 47.

He also presented a list of training events the Fire employees have participated in.

July 1, 2015, the ladder truck became operational at Station 46. It replaced a 1971 apparatus.

He commented on the following items: (1) Smoke Detector Program; and (2) September is National Preparedness Month – Don't wait. www.ready.wa.gov/prepare.

Deputy Chief Wiwel stated that Zone 3 sent at least five engines to the wildfires in eastern Washington.

RECESSED: Mayor Gregerson recessed the meeting to an Executive Session to review the performance of a public employee at 5:42 p.m.

EXECUTIVE SESSION: Review the performance of a public employee (RCW 42.30.110 [1][g]) (15 minutes)

RECONVENED: Mayor Gregerson reconvened the meeting at 5:57 p.m.

ADJOURNED: Mayor Gregerson adjourned the CSS at 5:57 p.m.